

Library  
CITY OF AUSTIN

AGENDA  
DATE: 4/20/2006

# 14

**RECOMMENDATION FOR  
COUNCIL ACTION**

---

**Subject:** Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for the Manchaca Road Branch Library Improvement Project in the amount of \$555,256 plus a \$38,867.92 contingency, for a total contract amount not to exceed \$594,123.92.

**Amount and Source of Funding:** Funding in the amount of \$594,123.92 is available in the Fiscal Year 2003-2004 Approved Capital Budget of the Library Department.

**Fiscal Note:** A fiscal note is attached.

**Requesting Department:** LIB

**For More Information:** Dana McBee 974-7433; Marrilee Ratcliffe 974-7493

**Prior Council Action:**

**Boards and Commission Action:**

**Purchasing Language:** Lowest bid of three received, one of which was deemed non-responsive.

**MBE/WBE:** 22.37% MBE and 1.21% WBE subcontractor participation.

---

**CIP BUDGET  
FISCAL NOTE**

**DATE OF COUNCIL ACTION:  
WHERE ON AGENDA:  
DEPARTMENT:**

**04/20/06  
Resolution  
Library**

**DESCRIPTION:** Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for the Manchaca Road Branch Library Improvement Project in an amount not to exceed \$594,123.92.

**Parent Project Name:** Manchaca Road Branch Library Improvements  
**Project Authorization:** 2003-2004 Approved Capital Budget  
**Funding Source:** 2003-2004 General Fund Transfer  
**Fund/Agency/Orgn:** 8410-857-0052

Current Appropriation:	\$	917,948.00
Unencumbered Balance:	\$	682,903.45
Amount of This Action:	\$	(594,123.92)
Remaining Balance:	\$	88,779.53

**Use of Remaining Balance:**

Remaining funds will be used for asbestos abatement, telecom infrastructure as needed by the Communications and Technology Management Department and any additional construction, furnishings and equipment as necessary to complete this project.

**Austin Public Library Financial Manager:**

Signature *Adana McBee*

Date: *3/24/06*

The Manchaca Road Branch Library Improvement Project began primarily as a telecom room relocation and general interior renovation. Due to the recommendations of City staff the project was expanded to include a complete remediation of the asbestos in the building.

The asbestos portion of the project will be contracted separately utilizing a rotation list in the Public Works Department. All asbestos containing materials will be removed before the General Contractor under consideration for this project (Southwest Corporation) assumes ownership of the building.

The work under contract provides for relocating the extensive telecom room (now taking up public space utilizing modular furniture walls) to a dedicated room. The telecom equipment at this facility serves as a node for the area, providing service for multiple facilities beyond the Library. Also included will be general Branch renovation including a new Wired for Youth area, new carpeting and paint, a new entry vestibule, a complete remodeling of the public restrooms and a general renovation and updating of the entire facility.

The Library has elected not to accept the additive alternate for painting the roof deck. Upon further coordination with the COA Communications and Technology Management Department, it was determined that removing the extensive, existing cabling would be additionally cost prohibitive.

Due to the potential for unknown conditions when doing a major building renovation, a 7% contingency in funding has been included to allow for the expeditious processing of any future change orders. The contract allows 300 calendar days for completion of this project.

Bid documents were distributed to 17 contractors. Bids were opened February 9, 2006. Southwest Corporation submitted the lowest of 3 bids received:

Southwest Corporation	\$552,906.00
Berecky Construction	\$559,041.00
Fazzone Construction	Non Responsive

The contractor's choice of work methodology provides for subcontracting opportunities in 14 areas, which are listed below.

<b>NON M/WBE TOTAL – PRIME</b>	<b>338,954.50</b>	<b>61.30%</b>
Southwest Corporation, Austin, Texas	338,954.50	61.30%
<b>MBE TOTAL – SUBCONTRACTORS</b>	<b>123,678.00</b>	<b>22.37%</b>
C & M Interiors	\$54,873.00	9.92%
Longoria Masonry	\$32,000.00	5.79%
Garza's Tile	\$11,380.00	2.06%
Sunset Contracting	\$25,425.00	4.60%

<b>WBE TOTAL – SUBCONTRACTORS</b>	<b>\$6,712.50</b>	<b>1.21%</b>
Jc2dc2 Enterprises L P	\$3,725.00	.67%
Fuquay, Inc.	\$379.50	.07%
DEA Specialties	\$2,608.00	.47%
 <b>NON M/WBE TOTAL – SUBCONTRACTORS</b>	 <b>\$83,561.50</b>	 <b>15.11%</b>
Total Roofing Services	\$4,658.00	.84%
Intertech Flooring	\$47,777.00	8.64%
T H Willis	\$473.00	.09%
Vance Hunt	\$1,893.50	.34%
Comfort Systems USA	\$16,400.00	2.97%
Dimensions Unlimited	\$9,895.00	1.79%
CCSW	\$2,465.00	.45%

The Contractor submitted a M/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small and Minority Business Resources. Information for the second low bidder is provided below.

**SECOND BIDDER – Barecky Construction Company, Wimberly, Texas - \$559,041.00**  
**43.5% Non-M/WBE prime participation; 7.7% MBE; 8.7%WBE; 40.4% Non M/WBE subcontractor participation.**